



14 Grigor Avenue,  
Craigleith, Edinburgh, EH4 2PQ

CALL US ON 0131 447 4747



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- Entrance vestibule.
- Reception hall with excellent storage.
- Bay windowed living room with feature fire.
- Spacious dining kitchen with appliances.
- French doors providing access to conservatory.
- Conservatory with access to rear garden.
- Utility room with storage & access to the side of property.
- Double bedroom with storage to front of property.
- Further double-bedroom to rear.
- Fully tiled bathroom with shower.
- Carpeted staircase leading to attic conversion
- Landing with study area.
- Attic room one currently used as bedroom three.
- Shower room in attic conversion.
- Attic storage room used as a dressing room.
- Further storage within the eaves.
- Gas central heating.
- Double glazing.
- Private garden to front.
- Driveway.
- Garage converted to storage room & accessed from rear.
- Extensive enclosed gardens at rear with decking area.
- Some unrestricted on-street parking.

### GENERAL DESCRIPTION

A detached bungalow situated within the prestigious Craigleith district of the city within a short distance of an excellent range of local amenities and a short journey to the northwest of Edinburgh City Centre. The property is in need of some modernisation and redecoration but offers excellent potential to be an ideal family home in a great location. Please note there is currently no completion certificate for the attic conversion or the conservatory at rear.

### NOTE

At present there are no completion certificates for the conservatory and attic conversion which comprises of an attic room, shower room, storage room and upper landing. For more information please refer to the property inspection report carried out by DM Hall which is attached to the Home Report. This report provides information as to what would be required to make the property compliant with current regulations.





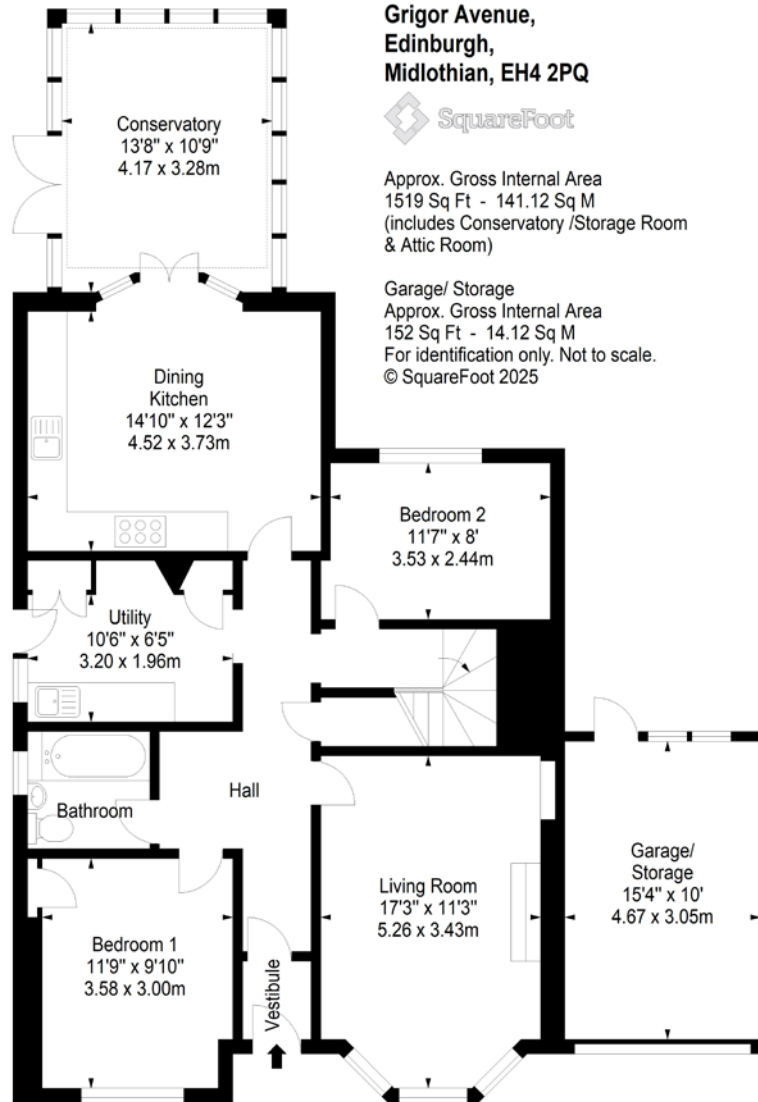
## LOCATION

Craigleith is an increasingly desirable residential area just ten minutes' drive from Edinburgh's West End and the City Centre. First class retail amenities are to be found at Craigleith Retail Park and there is excellent local shopping in Stockbridge, only a short walk away. There are superb schools in the vicinity in both state and private sectors. Leisure opportunities nearby include pleasant walks along the Water of Leith, Inverleith Park, The Royal Botanic Gardens and Murrayfield and Ravelston Golf courses. The property is also conveniently placed for those connected with the Western General Hospital. There are good road links via Queensferry Road to the City Bypass, Forth Road Bridge and Edinburgh International Airport.

**EXTRAS:**  
ALL FITTED FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES, AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE RANGE COOKER, COOKER HOOD, INTEGRATED MICROWAVE OVEN, STEAM OVEN & FRIDGE WITHIN THE KITCHEN. THE FULL LENGTH FREEZER, FRIDGE AND AUTOMATIC WASHING WITHIN THE UTILITY ROOM WILL ALSO BE INCLUDED WITHIN THE FOR SALE PRICE. THERE WILL BE NO GUARANTEES GIVEN FOR ANY OF THE WHITE GOODS. THE GARDEN SHED AND SUMMER HOUSE IN THE REAR GARDEN WILL ALSO BE INCLUDED WITHIN THE FOR SALE PRICE.



COUNCIL TAX BAND	F.
TRAIN STATION	APPROXIMATELY 2.3 MILES TO HAYMARKET TRAIN STATION.
AIRPORT	APPROXIMATELY 6.4 MILES TO EDINBURGH AIRPORT.
BUSES	WITHIN 100 METRES.



Ground Floor

Grigor Avenue,  
Edinburgh,  
Midlothian, EH4 2PQ

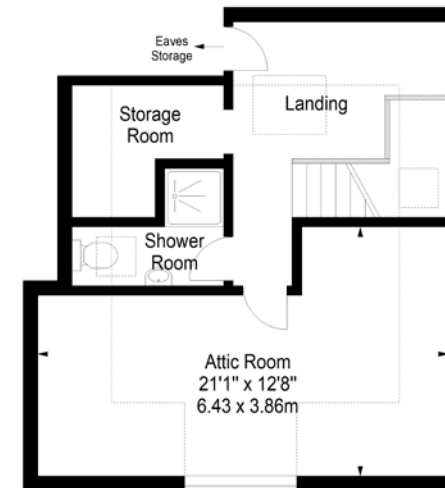


Approx. Gross Internal Area  
1519 Sq Ft - 141.12 Sq M  
(includes Conservatory /Storage Room  
& Attic Room)

Garage/ Storage  
Approx. Gross Internal Area  
152 Sq Ft - 14.12 Sq M  
For identification only. Not to scale.  
© SquareFoot 2025



ENERGY PERFORMANCE  
CERTIFICATE RATING D



First Floor

76 - 80 Morningside Road, Edinburgh, EH10 4BY  
T: 0131 447 4747

WEBSITE: [GILLESPIEMACANDREW.CO.UK/PROPERTIES](http://GILLESPIEMACANDREW.CO.UK/PROPERTIES)

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.